

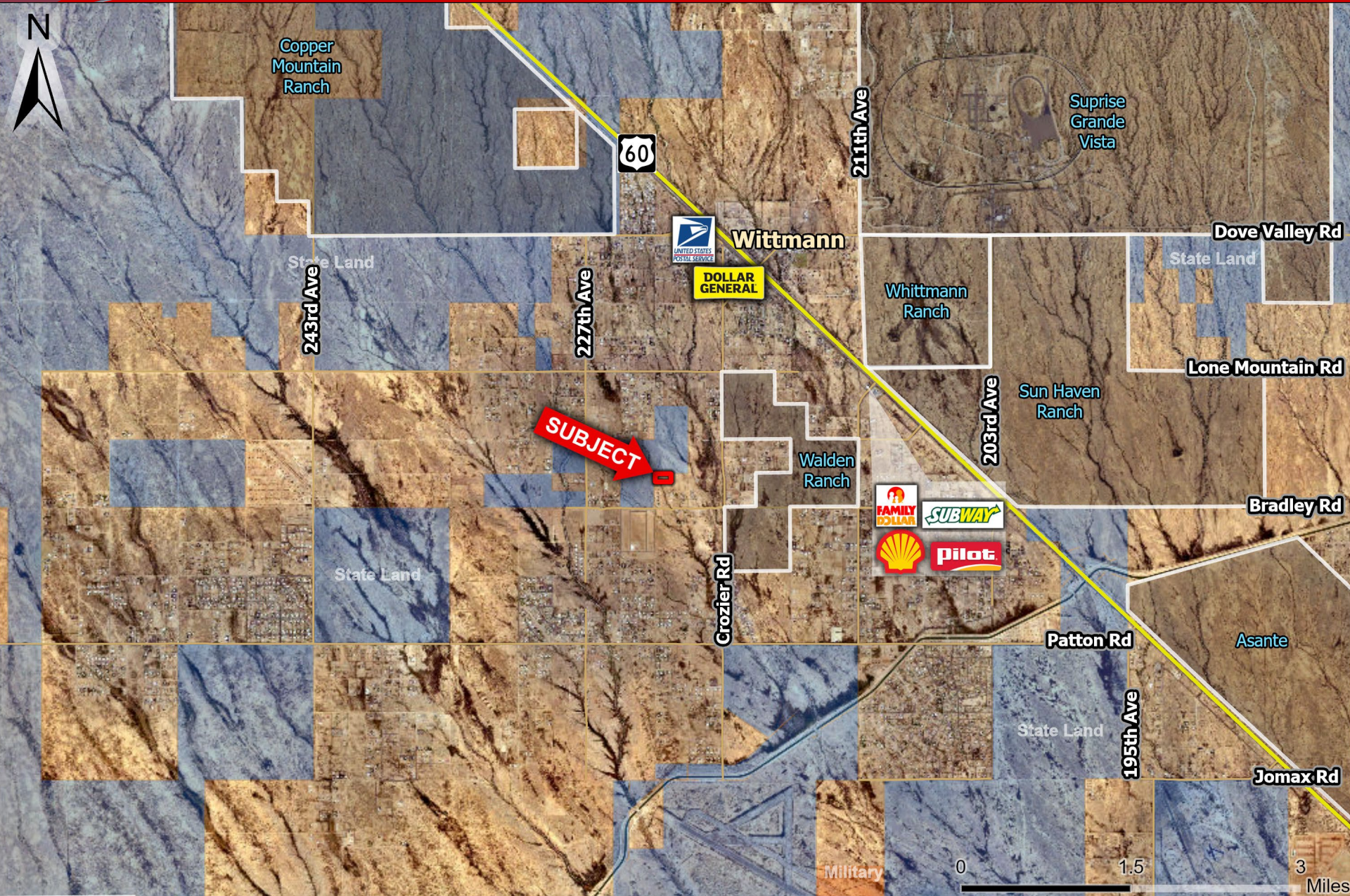
- **Location:** 222<sup>nd</sup> Ave & Barwick Dr.
- **Size:** 5 Acres
- **Zoning:** RU-43
- **Price:** \$249,900 ~ \$49,980/acre
- **Comments:**
  - ✓ Great Location within Wittmann benefiting from permanently unobstructed views in two directions, due to State Land bordering the property.
  - ✓ Perfect for small custom home subdivision, equestrian estates, large acreage single home lot, and much more.
  - ✓ Near multiple custom home communities with home sales near \$900,000.
  - ✓ Paved access just south of property.

**Great Investment Opportunity | Exclusively Available**

Insight Land & Investments  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

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**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)

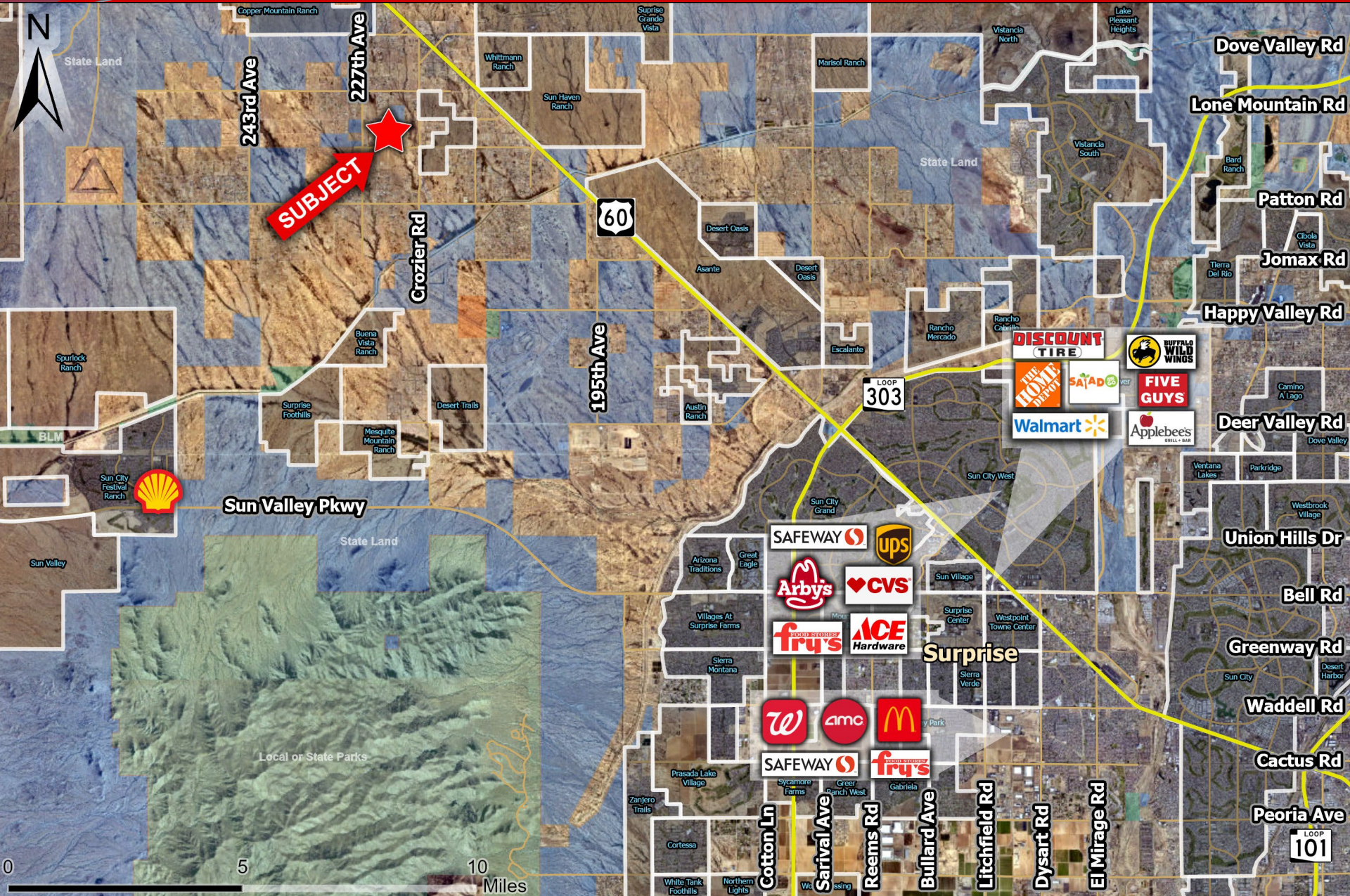


**SUBJECT**

**DOLLAR GENERAL**

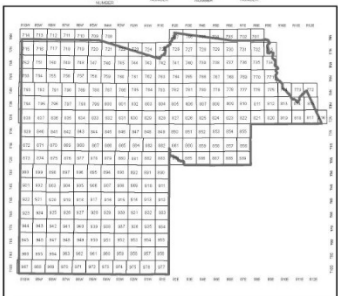

**FAMILY DOLLAR**  
**SUBWAY**  
**SHELL**  
**PILOT**

0 1.5 3 Miles




**MARICOPA COUNTY**  
STATE OF ARIZONA


PT. SECTION 23 T05N R03W  
**760 - 23 - 04 - 00**

Parcels updated within this map

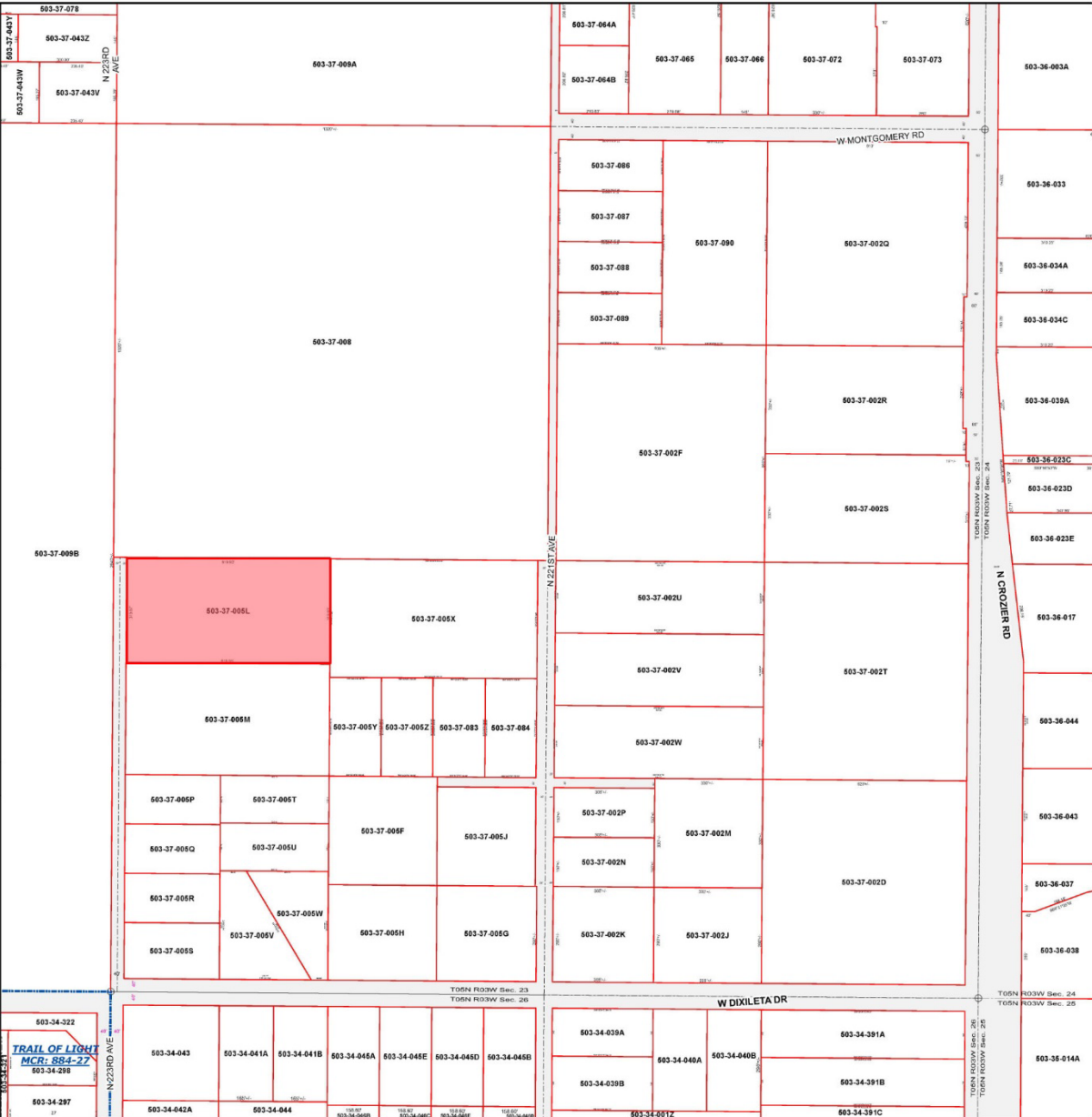


MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. Jefferson Street  
Phoenix, AZ 85003  
Date: 10/23/2023  
<https://mcaassessor.maricopa.gov>



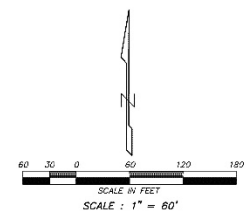
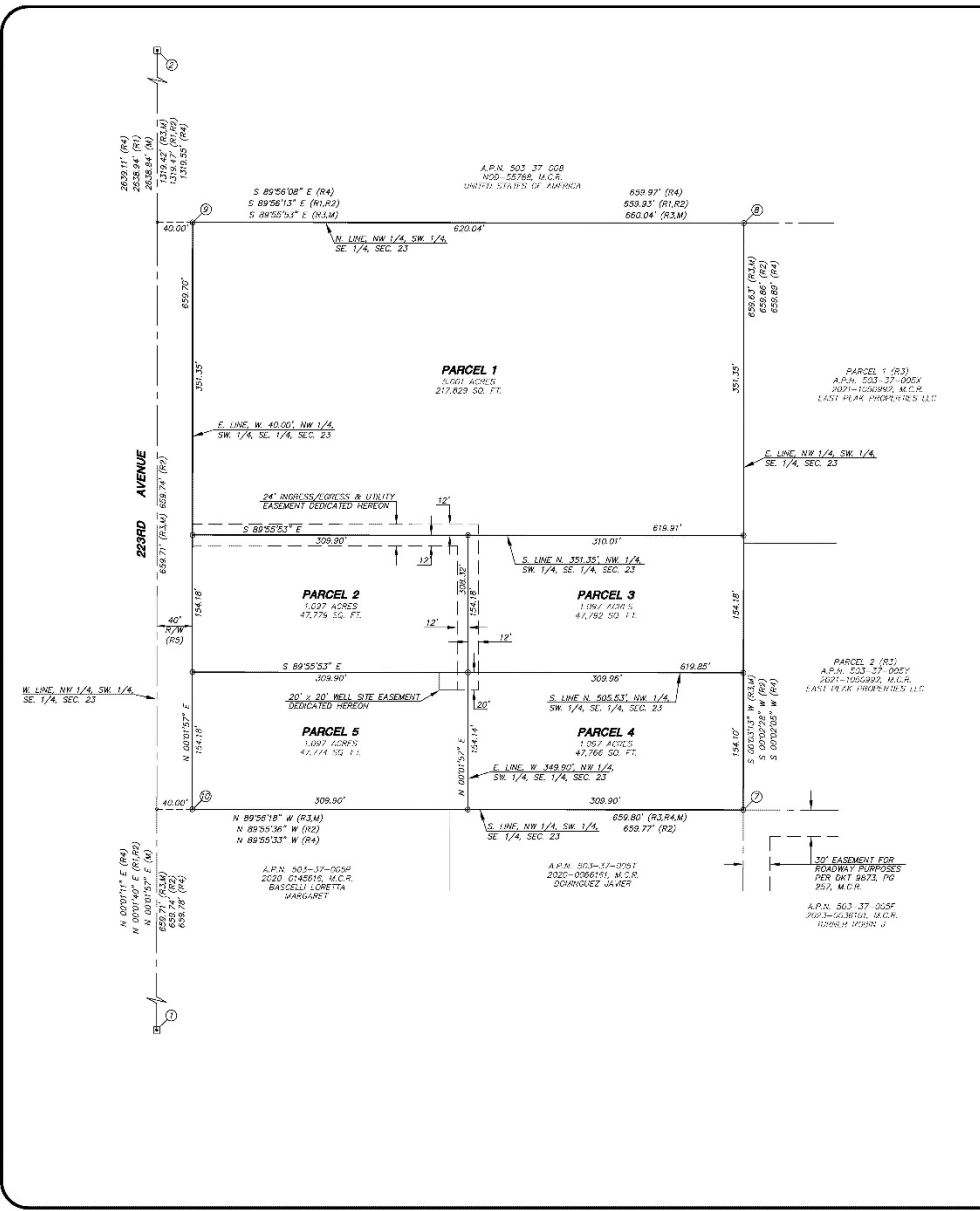
**LEGEND:** Parcels, Sections, Centerlines, Lots, Section Corners, Subdivisions

**Disclaimer - Indemnification**  
CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.  
The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.  
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603-34-322  
603-34-298  
603-34-297

TRAIL OF LIGHT  
MCR: 884-27  
603-34-298



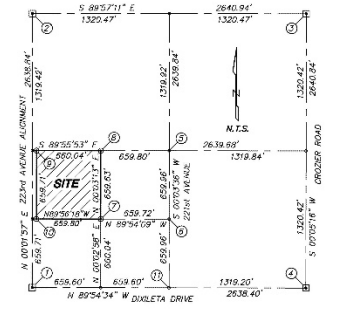
### SITE INFORMATION

**SUBDIVISION:**  
 A.P.N.: 503-37-005 & 503-37-005M  
 DIVISOR: ROBT VERMA & MCHT VERMA  
 DEED: 2024-017808, M.C.R.

### REFERENCE DOCUMENTS

(R) DEED 2024-0176881, M.C.R.  
 (R1) ALTA/ALSM LAND TITLE SURVEY PER BOOK 621, PAGE 24, M.C.R.  
 (R2) R.O.S. PER BOOK 656, PAGE 5, M.C.R.  
 (R3) LAND DIVISION SURVEY PER BOOK 1812, PAGE 50, M.C.R.  
 (R4) R.O.S. PER BOOK 1534, PAGE 48, M.C.R.  
 (R5) DUTY-CLAIM DEED BOOK 1882, PAGE 552, M.C.R.

### SE 1/4, SEC. 23, T5N, R3W



MONUMENT TABLE	
①	S. 1/4 COR. SEC. 23 - END 61.5' PIPE WITH NO CAP
②	COR. OF SEC. 23 - END 1.25\"/>

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 STEPHEN RICHER  
 20240213119 04/24/2024 10:25  
 BOOK 1796 PAGE 6  
 ELECTRONIC RECORDING

231215A-2-1-1-M-  
 Boyp

AMENDED LAND DIVISION SURVEY

**ALLIANCE**  
 LAND SURVEYING, LLC

1700 N 70th Avenue, Suite 104 Phone: (602) 972-2300  
 Glendale, AZ 85305 contact@allianceland.com  
 www.allianceland.com

SHEET: 2 OF 2 DATE: 4-10-24 JOB NO: 231215

